



**RESIDENTIAL BUILDING PLOTS, BURN MILL, OCHIL ROAD,  
ALVA, CLACKMANNANSHIRE, FK12 5JT**

# 25 RESIDENTIAL BUILDING PLOTS, LONGBANK MILL, BURN MILL, OCHIL ROAD, ALVA, CLACKMANNANSHIRE, FK12 5JT

Tillicoultry 2m Alloa 3m, Dollar 4m, Stirling 8m, Dunfermline 16m, Perth 32m, Glasgow 37m, Edinburgh 39m

Two separate development sites each available as a whole or as separate serviced plots.

Lot 1 - Longbank Mill, 17 plots on approximately 2 acres which overlook the east of Alva Golf course and includes the golf course overflow parking area to the north side of Ochil Road. It is a quiet site with attractive views.

As a whole unserviced - **£550,000**

Or for sale as serviced plots

Plot 1 – £100,000	Plot 7 – £100,000	Plot 13 – £70,000
Plot 2 – £100,000	Plot 8 – £100,000	Plot 14 – £75,000
Plot 3 – £100,000	Plot 9 – £100,000	Plot 15 – £80,000
Plot 4 – £95,000	Plot 10 – £90,000	Plot 16 – £80,000
Plot 5 – £90,000	Plot 11 – £75,000	Plot 17 – £80,000
Plot 6 – £85,000	Plot 12 – £70,000	<b>Total – £1,490,000</b>

Lot 2 – 8 plots on approximately 0.6 acres. The site lies on the south side of Ochil Road to the south east of the bridge which lies at the intersection of Brook Street and Ochil Road.

As a whole unserviced - **£225,000**

Or for sale as serviced plots

Plot 1 – £78,000
Plot 2 – £75,000
Plot 3 – £75,000
Plot 4 – £78,000
Plot 5 – £75,000
Plot 6 – £78,000
Plot 7 – £80,000
Plot 8 – £70,000
<b>Total – £609,000</b>

Alternative plans are being drawn up for a flatted development on Lot 2



## DESCRIPTION

The planning information can be accessed on-line via the Clackmannanshire Council's website:

<https://eplanning.clacks.gov.uk/eplanning/simpleSearchResults.do?action=firstPage>

If the plots are sold as serviced plots, each plot sold will be subject to a design brief which will confirm the range of architectural styles and materials which each house can be built to. The overall aim is to allow each buyer to construct a bespoke home, but one which fits well within the setting and in relation to the neighbouring properties.

A plot can be reserved upon payment of a £500 deposit. A missive is then issued and a further payment of £500 is made. The £1,000 is deducted from the overall sale price of the plot.

NB – The £1,000 is non-returnable.

Timescales for the servicing of each plot will be confirmed shortly. Full settlement of the purchase price is required fourteen days after services are installed.

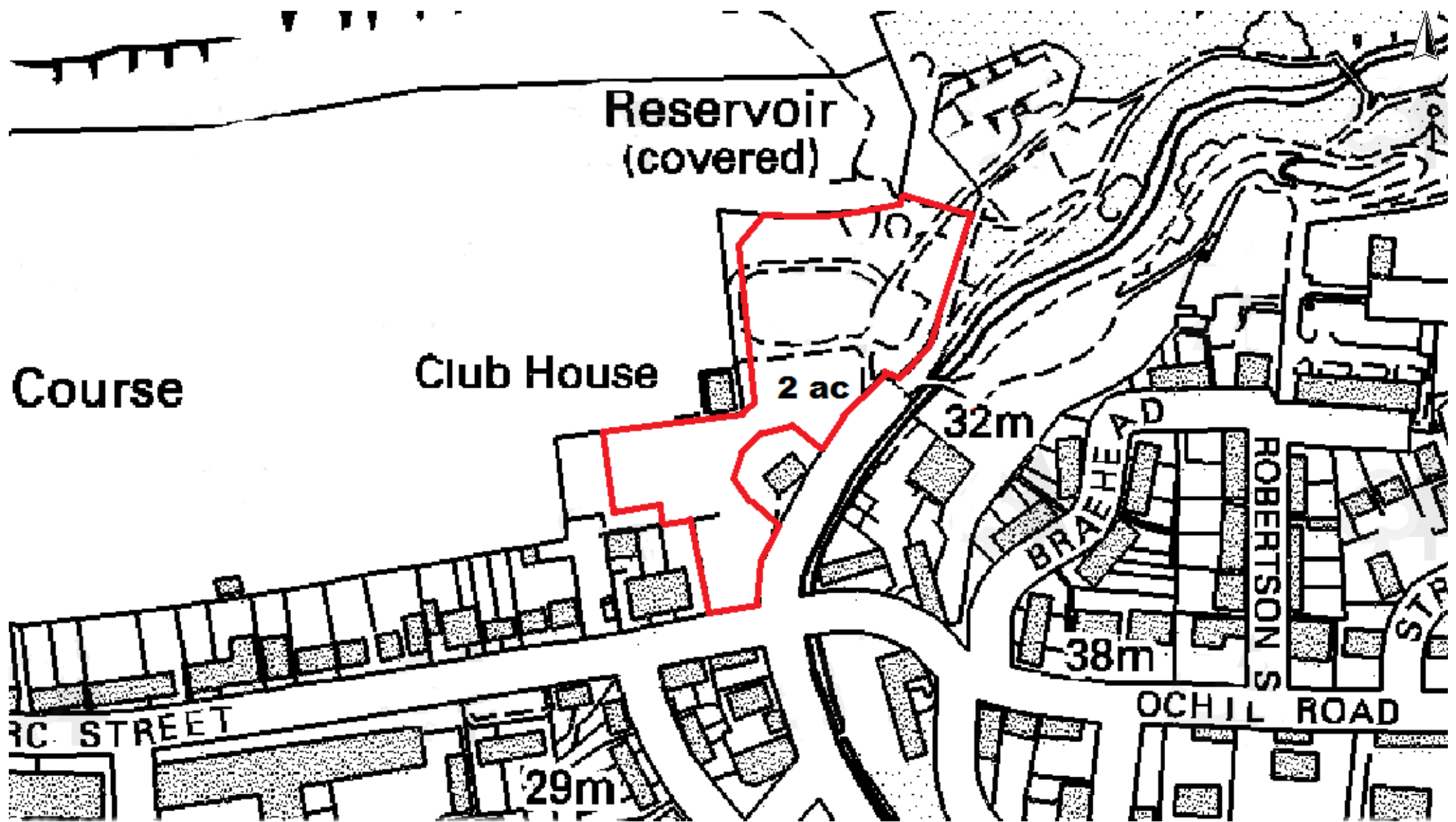


The North of Lot 1 overlooks the Golf Course



# LOT 1

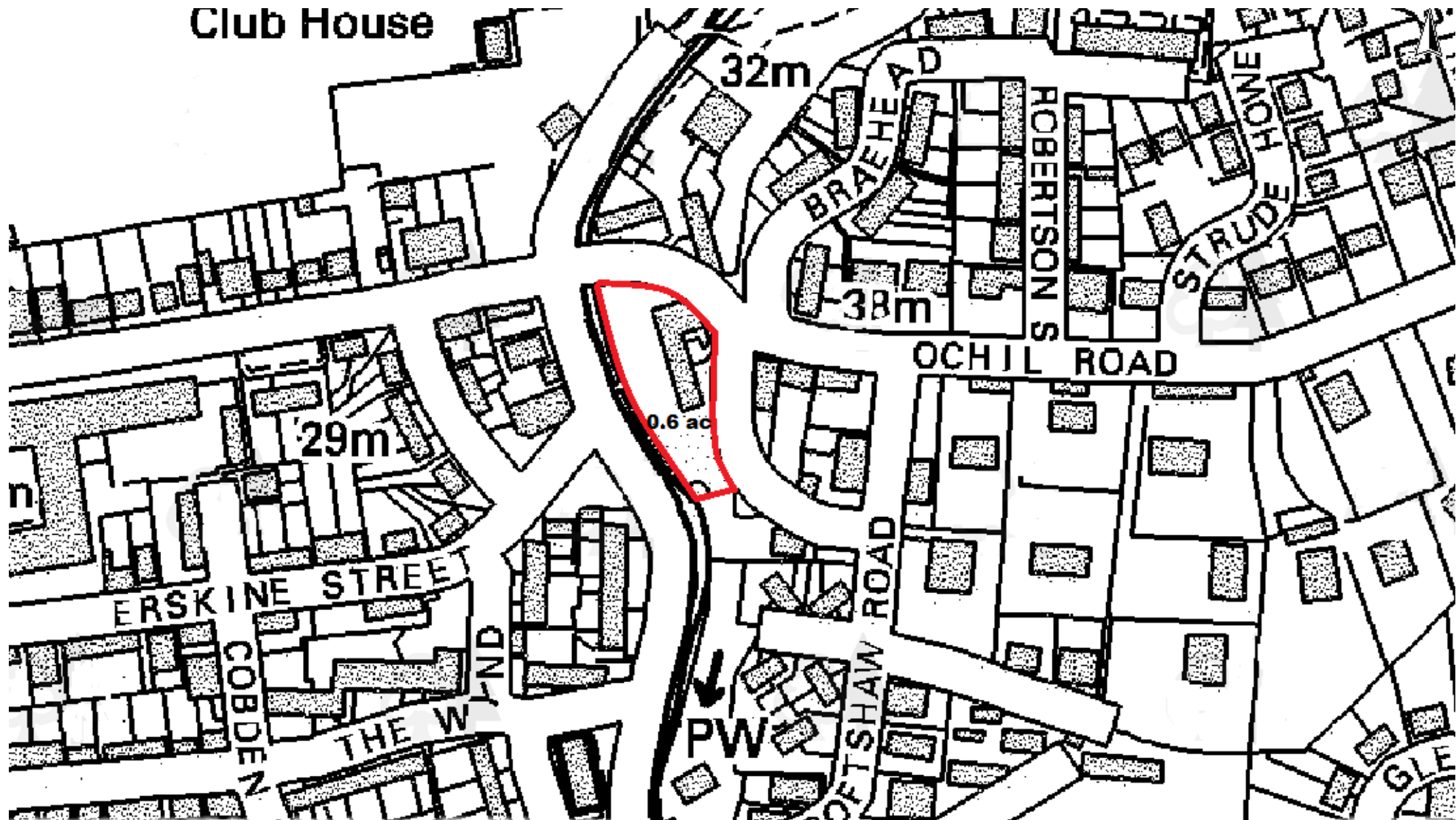




# LOT 2



Club House



32m

BRAEHEAD

38m

ROBERTSON S

STRUDE HOME

OCHIL ROAD

29m

ERSKINE STREET

COBDEN

THE WIND

PW

SOFTSHAW ROAD

GLE

## SITUATION

The plots enjoy a most attractive position in the popular Hillfoots village of Alva. The Ochil Hills provide a spectacular backdrop to the plots and offer a wide range of outdoor pursuits. Alva has primary and secondary schools, shops for everyday requirements, restaurants, Post Office, bank, local bus services and leisure amenities. Dollar with its famous Dollar Academy lies 4 miles to the east.

Stirling is a vibrant city 8 miles west of Alva. It has many buildings of national importance and historical interest. It offers an excellent range of facilities including High Street shops, edge of town retailers, business amenities, sports and leisure facilities.

Edinburgh and Glasgow are within easy driving distance of the plots. Both cities offer an excellent mix of business, leisure, shopping, cultural amenities and international airports.

There are good public transport links by rail and bus within the area. The newly re-opened rail service between Alloa and Stirling is within 3 miles of the plots.

## VIEWING AND REGISTERING AN INTEREST

Viewing of the plot is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

## Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## Property misdescription

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

**Property details prepared October 2015**

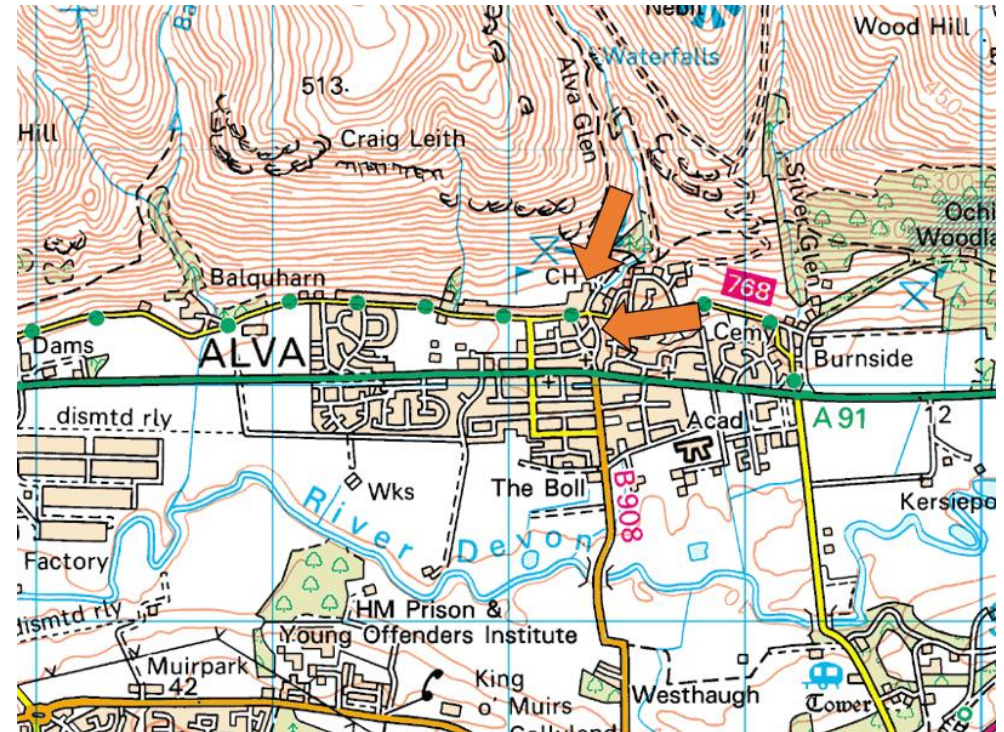
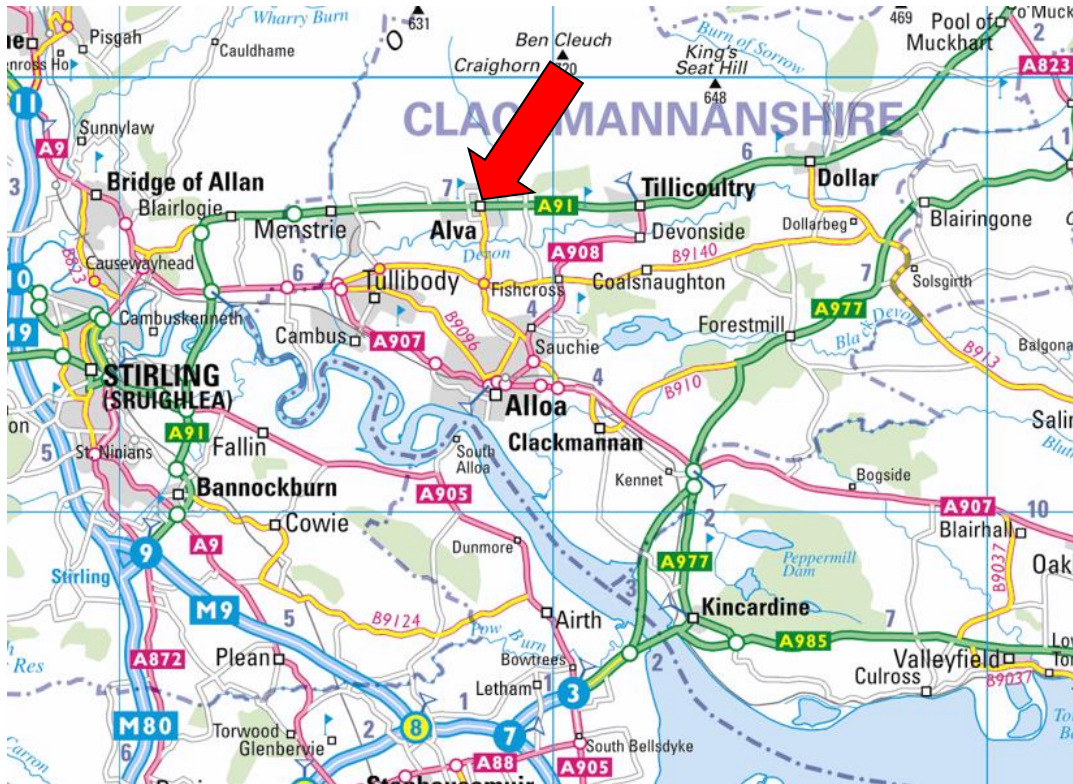




## GEOGRAPHICAL LOCATION PLAN



License No. 1000011808



### DIRECTIONS

From Stirling travel eastwards along the A91 passing through the villages of Blairlogie and Menstrie and then onto Alva. After passing Cochrane Park on the left, turn 3<sup>rd</sup> left onto Brook Street just after. The plots are situated on the right hand side at the junction of Brook Street and Ochil Road. (To the south east of the bridge over the Burn).